

City of Seattle COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose a change in the policies, future land use map, appendices, or other components of the adopted City of Seattle Comprehensive Plan. Applications are due to the Seattle City Council no later than **5:00 p.m. on May 15th** for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year.
(Please Print or Type)

Date: May 14th, 2012 Applicant: John Persak for ILWU local 19

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Contact person (if not the applicant):

Mailing Address:

Email: City: State: Zip:

Phone:

Name of general area, location, or site that would be affected by this proposed change in text (attach additional sheets if necessary)

All zoning designated IB, IC, IG1 and IG2, southern portion of Stadium Overlay District.

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.

Applicant Signature: _____

Date: May 14, 2012

REQUIRED QUESTIONNAIRE:

Comprehensive Plan Amendment Application

Please answer the following questions in text and attach them to the application. Supporting maps or graphics may be included. Please answer all questions separately and reference the question number in your answer. The Council will consider an application incomplete unless all the questions are answered. When proposing an amendment, you must show that a change to the Comprehensive Plan is required.

1. Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish.

Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc) you propose to amend.

a. If the amendment is to an existing Comprehensive Plan goal or policy, and you have specific language you would like to be considered, please show proposed amendments in "line in/line out" format with text to be added indicated by underlining, and text to be deleted indicated with strikeouts.

b. If the proposed amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) needing amendment. If you have specific language you would like to be considered, please show proposed edits to the SMC in "line in/line out" format as described above.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed.

The intent of this Amendment is threefold.

I: To address the contradiction between the established and intended use of areas zoned industrial (IC, IB, IG1, IG2), and exemptions that liberally permit development and use for stadium facilities within these areas;

II. To address the contradiction between Comprehensive Plan elements relating to the use, support, development, and preservation of industrial land use in areas zoned IG1 & IG2 (see Seattle Comprehensive Plan, Industrial Areas) and those uses that are encouraged in areas adjacent to industrial land in the Stadium Transition Area Overlay District (see SMC 23.74.004) which have an adverse affect on the preservation of industrial land use;

III. To strengthen the intent of changes in the SMC and Comprehensive Plan in relation to the preservation of industrial lands and their use (e.g. intent of

Industrial Lands Ordinance in 2007), and complementary changes (Container Port Element of Comprehensive Plan as adopted in 2012) in relation to the support of local, rail and maritime freight mobility which supports industrial activity.

The following are the changes necessary to accomplish the above:

1. ADD to Comprehensive Plan: LU145.1 Prohibit new spectator sports facility development in all industrial zones that would significantly restrict or disrupt existing industrial use and access in industrial zones.

2. Amend SMC 23.74.004 (map A), <http://clerk.ci.seattle.wa.us/~codepics/2374004MapA.gif> as follows:

Entire southern boundary of Stadium Transition Overlay District amended to follow the length of South Atlantic street from the west to the east boundaries of this overlay district.

3. Amend 23.50.012*, for IB, IC, IG1, IG2, IG1 & IG2 in the Duwamish M/I Center: change from "Permitted" to "Council Conditional Use" for C.3.d (Sports and Recreation, indoor) AND C.3.e (Sports and Recreation, outdoor).

***see: <http://clerk.ci.seattle.wa.us/~scripts/nph-brs.exe?d=CODE&s1=23.50.012.snum.&Sect5=CODE1&Sect6=HITOFF&l=20&p=1&u=~public/code1.htm&r=1&f=G>**

2. Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

Portions of the Comprehensive Plan that address the need to preserve and support use and economic development on and around industrial lands are contradicted by the blanket exemptions for stadium construction in these areas, and also by the existence of a portion of the Stadium Transition Area Overlay District. Created in 2000 in relation to the existing stadium facilities, this District extends well into areas that are primarily served by activities related to use or access in industrial areas, and in particular, activities that are specifically outlined in the Container Port Element of the Comprehensive Plan.

Elements of the Comprehensive Plan need to be modified to reflect the priority of industrial use of land designated for that purpose, to take precedent over the blanket zoning for the purpose of construction of stadium facilities. The boundaries of the Stadium Transition Area Overlay District need to be adjusted to accommodate the intent of the Comprehensive Plan policies and goals as they relate to industrial lands, while respecting and harmonizing current uses for existing stadium facilities.

3. Describe why the proposed change meets the criteria adopted in Resolution 30662 for considering an amendment to the Comprehensive Plan. The criteria are listed at the end of this application form. Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?

This proposed amendment clarifies policy within the larger well-established Comprehensive Plan, and therefore an amendment to the plan and the corresponding changes to the SMC is the proper venue for addressing these changes. There are no changes needed or proposed for neighborhood plan policies.

4. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?

This change will preserve the existing economic vitality and strengthen the future economic vitality of industry and maritime trade, which supports living wage jobs in both the industrial and maritime sector, the indirect and induced economic activity in related industries and export, and the private and public revenue derived from these. This amendment would restrict initiatives that will degrade the highest and most appropriate uses of industrial land that compliments these economic concerns.

5. How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Please include any data, research, or reasoning that supports the proposed amendments.

The use goals and policies for areas designated for industrial activity is clearly outlined in sections LU G22 through LU G29 ("Industrial Areas, goals") ; and LU 141 through LU 147.2 (Industrial Areas, policy).

In particular, LUG24, LUG26, LUG27, and LUG28 respectively articulates the intent to not allow uses that will come into conflict and compete with industrial use in relation to marine and rail related industries, to reduce land use conflicts between industry and pedestrian-oriented commercial areas, to avoid conflict with the character and function of industrial areas, and to prevent incompatible activities being in close proximity with one another.

Sections LU141 through LU144 also articulates specific criteria for industrial use that is pertinent to this proposed amendment. These include the recognition of warehouse use, living wage industrial activities (i.e. jobs), commercial use only to the extent that these reinforce the industrial character, and encouraging the siting of new business that support the goals of industrial areas.

Ordinance number 123854, which added the Container Port Element to the Comprehensive Plan, modifies the manner in which land use is interpreted in relation to marine and rail industries. Policy MCT/LU3 limits the amount of non industrial uses that may occur on industrial land (which includes IC zoned areas) to prevent the conversion of land in the vicinity of marine container terminals. MCT/LU4 describes the intent to allow use in "transition areas" while "not creating conflicts with preferred cargo container maritime uses." MCT/T2 addresses the need to provide "safe, reliable, efficient, and direct access" between marine facilities and highways/rail.

6. Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)? Note: The City will provide a public participation process, public notice, and environmental review for all applications.
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These amendments and explanations have been vetted through stakeholders in the maritime, industrial, and freight community for comment and we have received no objections.

Criteria for Comprehensive Plan Amendment Selection (from Resolution 30662)

The following criteria will be used in determining which proposed Comprehensive Plan amendments will be given further consideration:

A. The amendment or policy is appropriate for the Comprehensive Plan because:
The amendment is not appropriate as a regulatory measure, and warrants a Comprehensive Plan amendment; The amendment is not better addressed as a budgetary or programmatic decision;

The amendment is not better addressed through another planning process, such as neighborhood planning; or The Growth Management Act (GMA) mandates the amendment as part of the 10-year update.

B. The amendment is legal - the amendment meets existing state and local laws.

C. It is practical to consider the amendment because: The timing of the amendment is appropriate and Council will have sufficient information necessary to make an informed decision; City staff will be able to conduct sufficient analysis and to develop policy and any related development regulations within the available time frame; The proposed amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council is interested in significantly changing existing policy; The

amendment has not been recently rejected; and If the proposed change is to neighborhood plan policies, there has been a neighborhood review process to develop the proposal, or a neighborhood review process can be conducted prior to final Council consideration of the amendment.